

FITTED RESTAURANT TO LET  
1 GREEN'S COURT, SOHO, LONDON, W1F 0HA



## LOCATION

The subject property is nestled in the heart of Soho at 1 Greens Court, a pedestrianised street which acts as a cut through between Brewer Street and Peter Street. The site sits adjacent to Lina Stores and opposite Cutter & Squidge. Other notable operators in the immediate vicinity include Supernova, Khao Bird, Kiln, Blacklock & Randall & Aubin.

## DESCRIPTION

Ground floor comprising of an open plan kitchen with full extraction and seating for approximately 10 covers. External seating for approx 6 covers. The basement consists of a prep kitchen with separate extraction, customer WC, bar area and storage. Rear access to bin stores and external storage.

## ACCOMMODATION

The property comprises the following approximate floor areas:

Ground floor - 314 sq ft / 29.1 sq m  
Basement - 353 sq ft / 32.7 sq m

## TENURE

To let by way of a new lease, Subject to Vacant Possession, on terms to be agreed.

## RENT

Rental offers are invited in excess of £55,000 per annum exclusive subject to contract

## USE

Restaurant / Class E

## HANDOVER CONDITION / FIXTURES & FITTINGS

To be agreed

## LICENSE

It is understood that there is an existing premises license in place. We are advised that the license permits the sale by retail of alcohol ON the premises from 10am to midnight Monday-Saturday and from 12 noon until 2330 on Sundays. A copy of the license is available on request.

## BUSINESS RATES

Rateable Value -£27,250

UBR - 0.382

Rates Payable - £10,409

Interested parties are advised to verify the rates with the local authority.

## EPC

Available on request

## FURTHER DETAILS

Marc Rogers

07816 764653

[marc@mkrproperty.co.uk](mailto:marc@mkrproperty.co.uk)

<http://www.mkrproperty.co.uk>



# 1 GREEN'S COURT

# SUPERNOVA

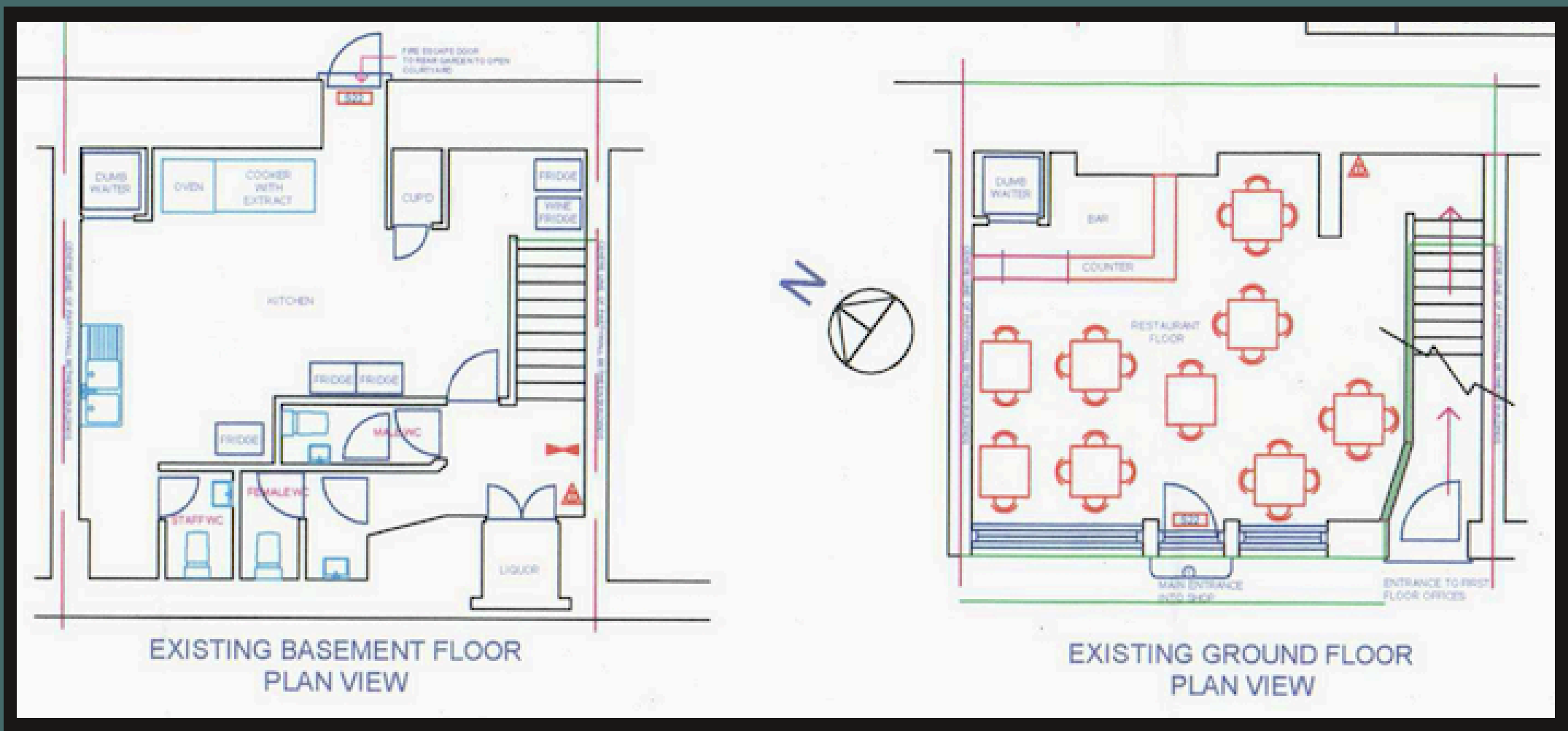
# Poppies

Est. 1952



cutter & squidge





Note plans for indicative purposes only as they do not accurately reflect the current layout.